XIPHIAS Immigration

PROGRAMME BROCHURE



RESIDENCY BY INVESTMENT | LATVIA

Latvia Residency by Real Estate Purchase — Route Abolished

Latvia abolished this route on 15 September 2026 when its new Immigration Law came into force. Only the company share-capital route remains.

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At a glance

COUNTRY **Latvia**	ROUTE **Residency by Investment**
LAST UPDATED **1 October 2026**	

This route has been abolished

Latvia's **new Immigration Law**, adopted on 20 August 2026 and **in force since 15 September 2026**, replaced the 2002 Act and removed this route entirely.

The Office of Citizenship and Migration Affairs states it directly: the law no longer provides for temporary residence permits to be granted to purchasers of real estate, or to investors in subordinated liabilities of credit institutions.

No new application can be made on this route. Permits already granted under it remain valid until expiry and are then renewed under the transitional rules of the new law.

A caution worth having: Latvia's own PMLP investment pages are still dated **April 2022** and still describe the abolished routes. They are not current; PMLP's notice of 15 September 2026 governs.

One thing to settle before you start

These are **residency** programmes, not citizenship. That distinction matters more for an Indian passport holder than for most, because **India does not permit dual citizenship**: under Section 9(1) of the Citizenship Act 1955, voluntarily acquiring another citizenship ends your Indian citizenship automatically.

Holding European **residency** does not affect your Indian citizenship at all. Only naturalising would. So the residence permit is the safe part; the decision point comes years later, if and when you choose to naturalise.

What is still available in Latvia

The **company share capital route** survives: €50,000 into a small Latvian company, or €100,000 into a larger one, plus a **€10,000 state fee**. Note that the permit now runs **two years**, not five.

A **€150,000 alternative investment fund** route exists in the new law, but the fund itself has not been established, so nothing can be invested in it yet.

If Latvia was on your list for the property route, the closest live equivalents in Europe are **Greece** and **Hungary**.

Questions clients ask

Can I still get Latvian residence by buying property?

No. Latvia's new Immigration Law, in force since 15 September 2026, no longer provides temporary residence permits for real-estate purchasers.

I already hold a permit under this route. What happens now?

Permits already granted remain valid until expiry and are then renewed under the transitional rules of the new law.

Which Latvian investment route is still open?

Company share capital: €50,000 in a small Latvian company or €100,000 in a larger one, plus a €10,000 state fee. The permit runs two years.

What are the closest alternatives in Europe?

For investors who wanted a property-linked route, the closest live equivalents are Greece and Hungary.

Important notes

- This route no longer exists. Latvia's new Immigration Law, adopted 20 August 2026 and in force 15 September 2026, replaced the 2002 Act and abolished it.
- XIPHIAS does not accept new applications for this route, because none can be filed.
- Permits already granted under this route remain valid until expiry and are then renewed under the transitional rules of the new law.
- Latvia's own PMLP investment pages are still dated April 2022 and still describe the abolished routes. Do not treat them as current — the news notice of 15 September 2026 governs.

Compliance

- PMLP's wording: the law no longer provides for temporary residence permits to be granted to purchasers of real estate or to investors in subordinated liabilities of credit institutions.
- The old Immigration Law is marked 'Zaudejis speku' (no longer in force) on likumi.lv.
- What remains is the company share-capital route — see the business investment page — at €50,000 for a small company or €100,000 for a larger one, plus a €10,000 state fee.
- The residence permit granted under the new law runs for 2 years, reduced from 5.
- A new €150,000 alternative investment fund route is provided for, but the fund has not been established and the route is not yet usable.

Official sources: PMLP — the new Immigration Law: main changes and requirements (in force 15 September 2026); Latvijas Republikas tiesibu akti — likumi.lv.



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NEXT STEP

Plan your Latvia application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Latvia Residency by Real Estate Purchase — Route Abolished** fits, set out the full cost in writing and manage the application with you from start to finish.

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CREDENTIALS

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- Named Best Immigration Consultant by The Times of India in 2022.
- Canada files handled by a CICC-licensed Regulated Canadian Immigration Consultant, licence R516194.
- Australia files handled by a registered migration agent, MARA 1680615.

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